



Brazoria County

Application for Property Adjustments



This application must be completed for all requests that are exempt from Platting. In order for this request to be reviewed, the application must be filled out *in its entirety* and be submitted to the Brazoria County Engineers Office at 451 N. Velasco, Ste. 230 Angleton, Texas 77515, or emailed to engineer-development@brazoria-county.com. For questions concerning this application, please contact the Engineering Department at (979) 864-1265.

This application will expire after 6 months due to applicant activity – at that point – you will need to submit a new application and possibly new exhibits for any land reconfiguration.

SECTION I. Property Owner Information

Name: Doris Helene White Phone: 617-817-3081

Name: _____

Owner Signature: [Signature] Date: 6/20/23

Owner Signature: _____ Date: _____

My signature acknowledges my request to the County Engineer, Matt Hanks, for an exception from the Brazoria County Subdivision Regulations.

Mailing Address: 6319 Lakewood Park, Windcrest, TX 78239

E-mail Address: sanantoniorose57@gmail.com

Purpose:

- Combine lots – See Section II.
- Divide lot – See Section III. - You may not create more than 4 lots
- Adjust Lot Lines – See Section III.
- Divide with Exemption – See Section III - You may not create more than 4 lots nor create an easement or road
- Family Division - Gift Deeded to _____ (Grandchild, Child, Sibling, In-Law, etc.) - You may not create more than 4 lots nor create an easement or road – See Section IV.

Property Information

Acreage: 16.29

Site Address or Legal Location, Abstract, CR #: A0020-SFAUSTIN Tract 15B (Div 3)

Property ID#: 149450

Tax Account #: 0020-0233-000

Number of Structures: Mobile Homes: Other homes:

Business or other structure with restrooms:

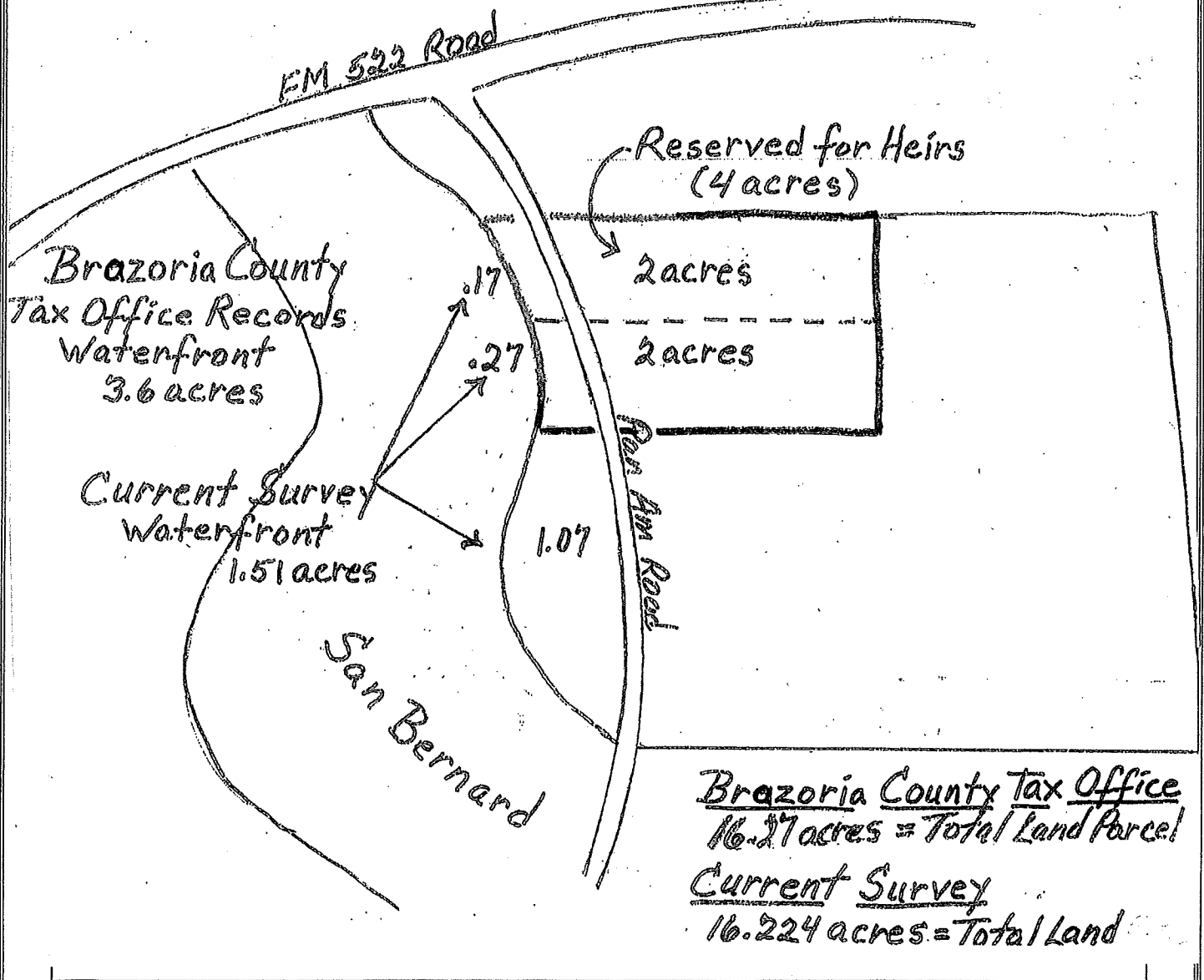
Private Water Well check: YES or NO

Public Water System MUD or Provider: N/A

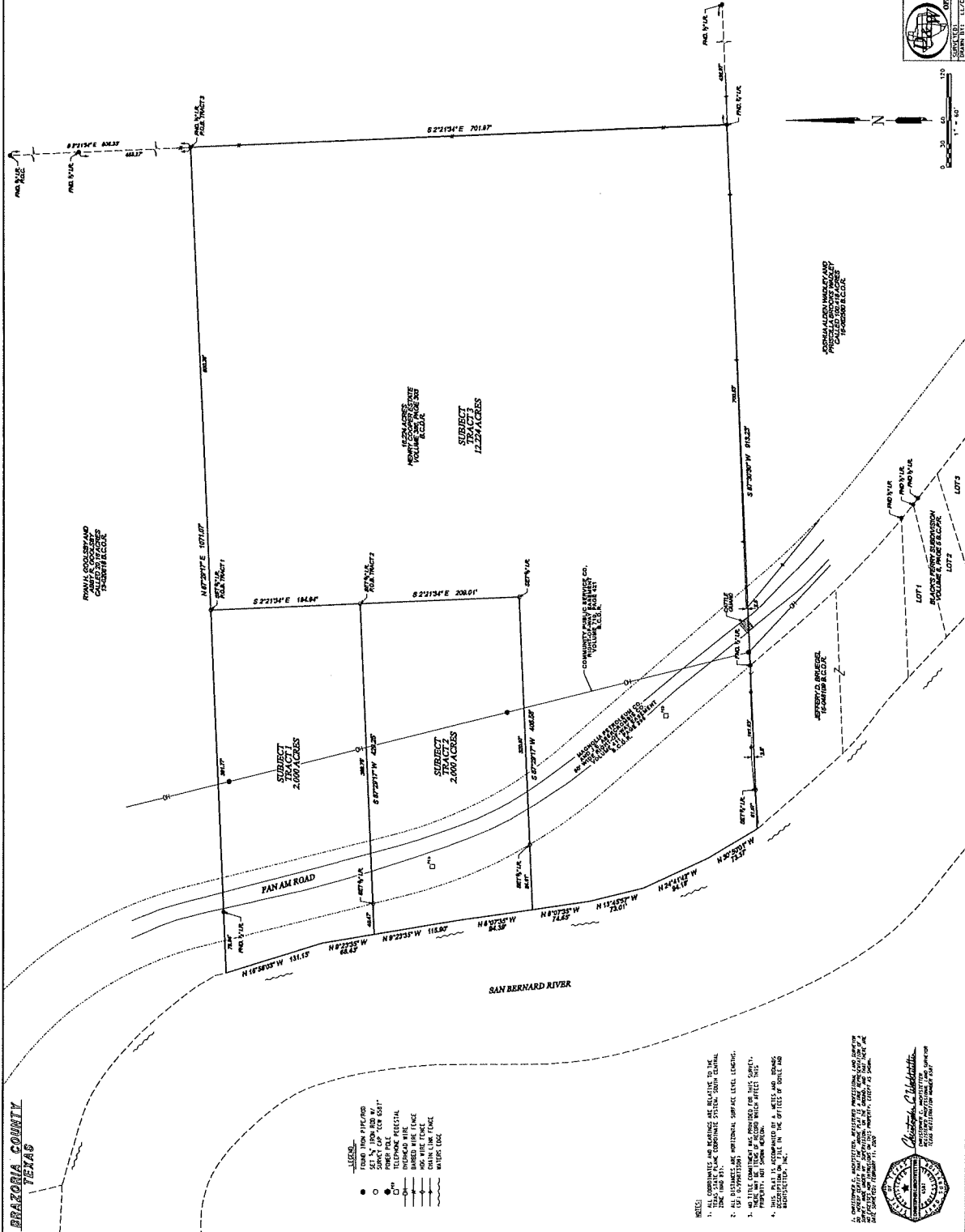
Please provide a sketch of your plans below:

- Include your **best estimate** for lengths, widths, and acreage in the diagram.
- **All lots must have 60' frontage along a public right of way.** Shared driveways **do not** qualify as road frontage.
- **All structures with water and/or septic (restrooms)**
- **Location of Septic (S), Spray Head location ***, spray radius or field lines
- **Location of Water Wells (W)** (indicate separation distance between Well and Septic)

Property ID - 149450



(S) Septic Tank (W) Water Well - - - - - Septic Lines *Spray Head add circle radius



BRAZORIA COUNTY
TEXAS

SHANNON AND
COLLIER
SURVEYORS

SURVEY PLAT
TWO 2.000 ACRE TRACTS
A 12.224 ACRE TRACT

HENRY UPPER ESTATE
CALLED 16-217 ACRE TRACT
A CALLED 16-217 ACRE TRACT
VOLUME 986, PAGE 303
BRAZORIA COUNTY DEED RECORDS
S. F. AUSTIN 7-1/3 LEAGUES
ABSTRACT 20
BRAZORIA COUNTY, TEXAS
DORIS WHITE SOARES

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
11000 W. LOOP WEST, SUITE 100, HOUSTON, TEXAS 77042
OFFICE: 281.488.1100 FAX: 281.488.1101
MOBILE: 281.488.1102 FAX: 281.488.1103
WWW.DOYLEANDWACHSTETTER.COM

- LEGEND:
- FOUND IRON PILING
 - SET 1/2" IRON ROD W/ 1/2" TELEPHONE WIRE
 - IRON PILE FOR CORNER
 - TELEPHONE PILE
 - BARBED WIRE FENCE
 - WIRE FENCE
 - WATER LOCK

- NOTES:
- ALL CORNERS AND BEARINGS ARE RELATIVE TO THE TRUE MERIDIAN.
 - ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - NO TITLE CURATIVE HAS BEEN MADE FOR THIS SURVEY. PROPERTY IS SHOWN ACCORDING TO THE SURVEY.
 - THIS PLAT IS PREPARED BY D. WACHSTETTER AND D. DOYLE AND IS THE PROPERTY OF DOYLE & WACHSTETTER, INC.

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Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**2.000 ACRE TRACT – TRACT 1
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 2.000 ACRES of land being out of a called 16-2/7 acre tract conveyed to Henry Cooper and being out of a called 55 acre tract recorded in Volume 386, Page 303 of the Brazoria County Deed Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod in the southeast right-of-way line of State F.M. Highway 521 and marking the northwest corner of a called 15.65 acre tract conveyed to Shannon T. and Melissa D. Day in County Clerk's File 10-026332 of the Brazoria County Official Records, same being the northeast corner of a called 20.16 acre tract conveyed to Ryan H. and Abby R. Goolsby in County Clerk's File 13-020618 of the Brazoria County Official Records;

THENCE South 2°21'34" East, coincident with the west line of said Day 15.65 acre tract, same being the east line of said Goolsby 20.16 acre tract, at a distance of 347.06 feet pass a found 1/2" iron rod and continue to a total distance of 806.33 feet to a found 1/2" iron rod for corner marking the northeast corner of a 12.224 acre tract, known as Tract 3 and described by this author on this even date;

THENCE South 87°29'17" West, coincident with the south line of said Goolsby 20.16 acre tract, same being the north line of said Tract 3, a distance of 600.36 feet to a set 5/8" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 2°21'34" East, coincident with an interior line of said Tract 3, a distance of 194.94 feet to a set 5/8" iron rod for corner marking the northeast corner of a 2.000 acre tract, known as Tract 2 and described by this author on this even date;

THENCE South 87°29'17" West, coincident with the north line of said Tract 2, at a distance of 388.78 feet pass a set 5/8" iron rod for reference in the west right-of-way line of Pan Am Road, an 80' wide right-of-way easement as described in Volume 411, Page 295 of the Brazoria County Deed Records and continue to a total distance of 429.25 feet to a point for corner in the left descending bank of the San Bernard River;



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**2.000 ACRE TRACT – TRACT 1
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 2.000 ACRES of land being out of a called 16-2/7 acre tract conveyed to Henry Cooper and being out of a called 55 acre tract recorded in Volume 386, Page 303 of the Brazoria County Deed Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod in the southeast right-of-way line of State F.M. Highway 521 and marking the northwest corner of a called 15.65 acre tract conveyed to Shannon T. and Melissa D. Day in County Clerk's File 10-026332 of the Brazoria County Official Records, same being the northeast corner of a called 20.16 acre tract conveyed to Ryan H. and Abby R. Goolsby in County Clerk's File 13-020618 of the Brazoria County Official Records;

THENCE South 2°21'34" East, coincident with the west line of said Day 15.65 acre tract, same being the east line of said Goolsby 20.16 acre tract, at a distance of 347.06 feet pass a found 1/2" iron rod and continue to a total distance of 806.33 feet to a found 1/2" iron rod for corner marking the northeast corner of a 12.224 acre tract, known as Tract 3 and described by this author on this even date;

THENCE South 87°29'17" West, coincident with the south line of said Goolsby 20.16 acre tract, same being the north line of said Tract 3, a distance of 600.36 feet to a set 5/8" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 2°21'34" East, coincident with an interior line of said Tract 3, a distance of 194.94 feet to a set 5/8" iron rod for corner marking the northeast corner of a 2.000 acre tract, known as Tract 2 and described by this author on this even date;

THENCE South 87°29'17" West, coincident with the north line of said Tract 2, at a distance of 388.78 feet pass a set 5/8" iron rod for reference in the west right-of-way line of Pan Am Road, an 80' wide right-of-way easement as described in Volume 411, Page 295 of the Brazoria County Deed Records and continue to a total distance of 429.25 feet to a point for corner in the left descending bank of the San Bernard River;

**2.000 ACRE TRACT – TRACT 1
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE along the bank of the San Bernard River with the following meanders:

North 9°23'35" West, a distance of 68.43 feet to a point for corner;

North 16°58'03" West, a distance of 131.15 feet to a point for corner marking the southwest corner of said Goolsby 20.16 acre tract;

THENCE North 87°29'17" East, coincident with the south line of said Goolsby 20.16 acre tract, at a distance of 78.94 feet pass a found 1/2" iron rod for reference and continue to a total distance of 470.71 feet to the **POINT OF BEGINNING**, containing 2.000 acres of land, more or less.

Christopher C. Wachtstetter

Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
February 11, 2020



This description is based on a survey, a plat of which, dated February 11, 2020 is on file in the office of Doyle & Wachtstetter, Inc.



Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

**2.000 ACRE TRACT – TRACT 2
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 2.000 ACRES of land being out of a called 16-2/7 acre tract conveyed to Henry Cooper and being out of a called 55 acre tract recorded in Volume 386, Page 303 of the Brazoria County Deed Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod in the southeast right-of-way line of State F.M. Highway 521 and marking the northwest corner of a called 15.65 acre tract conveyed to Shannon T. and Melissa D. Day in County Clerk's File 10-026332 of the Brazoria County Official Records, same being the northeast corner of a called 20.16 acre tract conveyed to Ryan H. and Abby R. Goolsby in County Clerk's File 13-020618 of the Brazoria County Official Records;

THENCE South 2°21'34" East, coincident with the west line of said Day 15.65 acre tract, same being the east line of said Goolsby 20.16 acre tract, at a distance of 347.06 feet pass a found 1/2" iron rod and continue to a total distance of 806.33 feet to a found 1/2" iron rod for corner marking the northeast corner of a 12.224 acre tract, known as Tract 3 and described by this author on this even date;

THENCE South 87°29'17" West, coincident with the south line of said Goolsby 20.16 acre tract, same being the north line of said Tract 3, a distance of 600.36 feet to a set 5/8" iron rod for corner marking the northeast corner of a 2.000 acre tract, known as Tract 1 and described by this author on this even date;

THENCE South 2°21'34" East, coincident with an interior line of said Tract 3, same being the east line of said Tract 1, a distance of 194.94 feet to a set 5/8" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing South 2°21'34" East, coincident with an interior line of said Tract 3, a distance of 209.01 feet to a set 5/8" iron rod for corner;

**2.000 ACRE TRACT – TRACT 2
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 87°29'17" West, coincident with an interior line of said Tract 3, at a distance of 320.97 feet pass a set 5/8" iron rod for reference in the west right-of-way line of Pan Am Road, an 80' wide right-of-way easement as described in Volume 411, Page 295 of the Brazoria County Deed Records and continue to a total distance of 405.58 feet to a point for corner in the left descending bank of the San Bernard River;

THENCE along the bank of the San Bernard River with the following meanders:

North 8°07'35" West, a distance of 94.39 feet to a point for corner;

North 9°23'35" West, a distance of 115.90 feet to a point for corner marking the southwest corner of said Tract 1;

THENCE North 87°29'17" East, coincident with the south line of said Tract 1, at a distance of 40.47 feet pass a set 5/8" iron rod for reference in the west right-of-way line of Pan Am Road and continue to a total distance of 429.25 feet to the **POINT OF BEGINNING**, containing 2.000 acres of land, more or less.

Christopher C. Wachtstetter

Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
February 11, 2020



This description is based on a survey, a plat of which, dated February 11, 2020 is on file in the office of Doyle & Wachtstetter, Inc.



Doyle & Wachtstetter, Inc
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**12.224 ACRE TRACT – TRACT 3
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 12.224 ACRES of land being out of a called 16-2/7 acre tract conveyed to Henry Cooper and being out of a called 55 acre tract recorded in Volume 386, Page 303 of the Brazoria County Deed Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod in the southeast right-of-way line of State F.M. Highway 521 and marking the northwest corner of a called 15.65 acre tract conveyed to Shannon T. and Melissa D. Day in County Clerk's File 10-026332 of the Brazoria County Official Records, same being the northeast corner of a called 20.16 acre tract conveyed to Ryan H. and Abby R. Goolsby in County Clerk's File 13-020618 of the Brazoria County Official Records;

THENCE South 2°21'34" East, coincident with the west line of said Day 15.65 acre tract, same being the east line of said Goolsby 20.16 acre tract, at a distance of 347.06 feet pass a found 1/2" iron rod and continue to a total distance of 806.33 feet to a found 1/2" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing South 2°21'34" East, coincident with the west line of said Day 15.65 acre tract, a distance of 701.97 feet to a found 3/4" iron rod for corner in the north line of a called 100.418 acre tract conveyed to Joshua Alden Wadley and Priscilla Brooks Wadley in County Clerk's File 16-062580 of the Brazoria County Official Records;

THENCE South 87°30'30" West, coincident with the north line of said Wadley 100.418 acre tract, at a distance of 700.53 feet pass a found 1/2" iron rod marking the northeast corner of a tract conveyed to Jeffery D. Bruegel in County Clerk's File 16-048109 of the Brazoria County Official Records, same being the southwest right-of-way line of Pan Am Road, an 80' wide right-of-way easement as described in Volume 411, Page 295 of the Brazoria County Deed Records, at a distance of 862.16 feet pass a set 5/8" iron rod for reference and continue to a total distance of 913.23 feet to a point for corner in the left descending bank of the San Bernard River;

THENCE along the bank of the San Bernard River with the following meanders:
North 30°50'01" West, a distance of 73.37 feet to a point for corner;
North 24°41'42" West, a distance of 94.18 feet to a point for corner;
North 13°45'57" West, a distance of 73.01 feet to a point for corner;

**12.224 ACRE TRACT – TRACT 3
S. F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

North 8°07'35" West, a distance of 74.65 feet to a point for corner marking the southwest corner of a 2.000 acre tract, known as Tract 2 and described by this author on this even date;

THENCE North 87°29'17" East, coincident with the south line of said Tract 2, at a distance of 84.61 feet pass a set 5/8" iron rod for reference and continue to a total distance of 405.58 feet to a set 5/8" iron rod for corner;

THENCE North 2°21'34" West, coincident with the east line of said Tract 2, at a distance of 209.01 feet pass a set 5/8" iron rod marking the southeast corner of a 2.000 acre tract, known as Tract 1 and described by this author on this even date and continue to a total distance of 403.95 feet to a set 5/8" iron rod for corner in the south line of said Goolsby 20.16 acre tract;

THENCE North 87°29'17" East, coincident with the south line of said Goolsby 20.16 acre tract, a distance of 600.36 feet to the **POINT OF BEGINNING**, containing 12.224 acres of land, more or less.

Christopher C. Wachtstetter
Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
February 11, 2020



This description is based on a survey, a plat of which, dated February 11, 2020 is on file in the office of Doyle & Wachtstetter, Inc.

the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Melva Green acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, A. D. 1946.

(SEAL) MRS. B. R. HUTCHASON, Notary Public within and for Brazoria County, Texas.

FILED FOR RECORD at 11:25 o'clock A. M. Nov 18 1946 J R Monarch Clerk County Court, Brazoria County, Texas. By M. A. Gupton, Deputy.

- * - 0 0 0 - * -

8835

THE STATE OF TEXAS)
COUNTY OF BRAZORIA) KNOW ALL MEN BY THESE PRESENTS: That I, William Bruce Purifoy, of the County of Harris, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00), to me in hand paid by Martha Ann Purifoy, and other good and valuable considerations, receipt of all of which is hereby acknowledged and confessed, have granted, sold, and conveyed, and by these presents do grant, sell and convey, unto the said Martha Ann Purifoy, of the County of Harris, State of Texas, the following described land and premises in Brazoria County, Texas, to-wit:

All of my undivided one-half (1/2) interest in and to Tract Thirteen (13) out of the Greshaw Tract, a subdivision of a portion of the George Harrison Survey, as shown by the Plat of said Subdivision recorded in the Plat records of Brazoria County, Texas, to which reference is here made, said Tract No. 13 contains 9.47 acres of land.

An undivided one-half (1/2) interest hereby conveyed is the community one-half (1/2) interest of the grantor in and to said Tract No. 13, the other undivided one-half (1/2) interest being owned by Martha Hall Purifoy, wife of grantor herein.

To have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Martha Ann Purifoy, her heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Martha Ann Purifoy, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND at Houston, Texas, this the 24th day of October, A. D. 1946.

WILLIAM BRUCE PURIFOY

THE STATE OF TEXAS)
COUNTY OF HARRIS) BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared WILLIAM BRUCE PURIFOY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of October, A. D. 1946.

(SEAL) MARGARET E. SMITH, Notary Public in and for Harris County, Texas.

FILED FOR RECORD at 9:16 o'clock A. M. Nov 19, 1946 J R Monarch Clerk County Court, Brazoria County, Texas. By Helen McNeill, Deputy.

New York; in consideration of the sum of \$10.00 and other good and valuable considerations, in hand paid by Magnolia Petroleum Company and J. S. Abercrombie Company, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto Magnolia Petroleum Company and J. S. Abercrombie Company, the free and uninterrupted use, liberty and privilege of the passage in, along, upon, and across the following lands in Brazoria County, Texas, owned by us, to-wit:

All that certain tract or parcel of land out of the Lucinda Cooper 55 acre tract in the S. F. Austin 7-1/3 League Grant, Brazoria County, Texas, and said land herein conveyed being a strip 80 feet in width over and across said 55 acre tract and the same being more particularly described as follows, to-wit:

BEGINNING on the south line of what is known as the Lucinda Cooper 55 acre tract and the north line of the D. W. Jordan 25 acre tract at a point which is 273 feet east of the southwest corner of the Lucinda Cooper 55 acre tract and the northwest corner of the D. W. Jordan 25 acre tract, said corner being on the east bank of the San Bernard River; THENCE N. 38° - 52' W. Along the center line of said 80 foot strip being 40 feet on each side of said center line, a distance of 288.8 feet to a point of a curve; THENCE along center line of a curve, being along the center line of said 80 foot strip, said curve curving to the right, being a 10° curve and having a tangent distance of 136.2 feet and whose central angle is 26° - 44' a distance of 267.3 feet to the point of tangent of said curve; THENCE N. 12° - 08' W. Along center line of said 80 foot strip 279.7 feet to point of another curve; THENCE along center line of curve which is the center line of said 80 foot strip, said curve curving to the left, which is a 12° curve, and having a tangent distance of 166.2 feet, whose central angle is 38° - 23' a distance of 319.8 feet, to the point of tangent of said curve; THENCE N. 50° - 31' W. along center line of said 80 foot strip a distance of 306.4 feet, more or less, to a fence line which marks the west line of the Lucinda Cooper 55 acre tract, said 80 foot strip containing 2.69 acres of land, more or less.

FOR the purpose of opening, constructing, and maintaining a road, in , along, upon and across said premises, with the right and privilege at all times of the grantees herein, their agents, employees, workmen and representatives having ingress, egress and regress, in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said road or any part thereof. Provided always, nevertheless, and these presents are upon the condition, that, upon the decision of the grantees, herein, should the grantees discontinue the use of the land for road purposes, the grantees herein named, their successors or assigns covenant and agree to reconvey the land herein described to the grantors.

TO HAVE AND TO HOLD unto the said Magnolia Petroleum Company and J. S. Abercrombie Company as aforesaid for the purposes aforesaid the premises above described.

WITNESS OUR HANDS this 26th day of October, A. D. 1946.

BENJAMIN F. COOPER
HENRY F. COOPER
E. D. COOPER

THE STATE OF TEXAS)
COUNTY OF McLENNAN) BEFORE ME, the undersigned authority, on this day personally appeared Benjamin F. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Henry F. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of November, A. D. 1946
(SEAL) V. E. LARREMORE, Notary Public in and for Bexar County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA) BEFORE ME, the undersigned authority, on this day personally appeared E. D. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of October, A. D. 1946.
(SEAL) DEAN LAUGHLIN, Notary Public in and for Brazoria County, Texas.

THE STATE OF NEW YORK)
COUNTY OF _____) BEFORE ME, the undersigned authority, on this day personally appeared Isalah Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, A. D. 1946.
(SEAL) _____ Notary Public in and for
FILED FOR RECORD at 9:20 o'clock A. M. Nov 19 1946 J R Monarch Clerk County Court,
Brazoria County, Texas. By Helen McNeill, Deputy,

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8637

THE STATE OF TEXAS)
COUNTY OF BRAZORIA) KNOW ALL MEN BY THESE PRESENTS: That the Brazoria Investment Corporation, of the County of Brazoria, State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations to it in hand paid by PAUL J. BEAN and wife, MAUDE E. BEAN, including the assumption of note executed by Brazoria Investment Corporation, payable to the order of American General Investment Corporation, which note is described in deed of trust securing the payment of said note, which deed of trust is of record in the Deed of Trust Records of Brazoria County, Texas, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said PAUL J. BEAN and wife, MAUDE E. BEAN, of the county of Brazoria, State of Texas, all that certain tract of land described as follows, to-wit:

Lot 129 of Area C, of Lake Jackson Townsite, according to the map or plat thereof of record in the office of the County Clerk of Brazoria County, Texas.

This property is conveyed subject to easements, covenants, restrictions and conditions of record in Volume 370, Page 160, of the Deed Records of Brazoria County, Texas, and Volume 3 page 202 of the Map Records of Brazoria County, Texas, and subject also to reservation of mineral rights by prior owners to the Vendor.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said PAUL J. BEAN and wife, MAUDE E. BEAN, their heirs and assigns forever; and the said Brazoria Investment Corporation

Filed For Record at 9:40 o'clock A M Aug 26 1944 J R Monarch Clerk County
Court, Brazoria County, Texas By Alice Sanders Deputy

- - - 0 0 0 - - -

4626

THE STATE OF TEXAS)

COUNTY OF BRAZORIA)

KNOW ALL MEN BY THESE PRESENTS that we, Annie Cooper Robinson, joined pro forma by her husband, Caleb Robinson, Margaret Cooper Lane, joined pro forma by her husband John Lane, all of Brazoria County, Texas, for and in consideration of the sum of One (\$1.00) Dollar cash to us in hand paid and other good and valuable consideration by Ida Cooper Abner, a widow, Edmond Cooper, Jr., Henry Cooper, B. F. Cooper and Isaiah Cooper, and for the purposes of partitioning the Edmond Cooper and Lucinda Cooper Estates by and between the Edmond Cooper and Lucinda Cooper heirs, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Ida Cooper Abner, a widow, Edmond Cooper, Jr., of Brazoria County, Texas, Henry Cooper of Bexar County, Texas, B. F. Cooper of Harrison County, Texas and Isaiah Cooper of Brooklyn, New York, in the part and portion hereinafter set out the following described tract and parcel of land, to-wit:

Being a tract of 55 acres of land out of the S. F. Austin 7 1/3 Leagues Grant, Abstract No. 20 in Brazoria County, Texas, Texas, and being a part of the Medley Forest tract, said 55 acres being described as follows:

Beginning at a stake for corner on the public road from Black's Ferry to the town of Brazoria;

Thence eastwardly along said road 1850 feet to the NW corner of 50 acres sold to Adam Rucker;

Thence south along west line of said Rucker tract 1150 feet to stake for corner, being the northeast corner of the Anthony Rucker 25 acres tract;

Thence west 1250 feet to stake on bank of Bernard River at NW corner of said Rucker 25 acre tract;

Thence up said river with its meanders about 1200 feet to stake for corner;

Thence north 11 deg. east 282 feet to place of beginning, and containing 55 acres of land, together with all improvements thereon, and being the same land described in the deed from Sarah B. Stevens Et Al to Lucinda Cooper, dated the 30th day of October, 1902, and recorded in Volume 81, pages 490 et seq. of the Deed Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes.

The property herein conveyed to the grantees is conveyed in the following portions and said grantees shall own same in the following portions, to-wit:

To Edmond Cooper, Jr., 16-2/7 acres off of the East side of the said tract by running a line North and South across the entire tract so as to include 16-2/7 acres and which will be bound on the East by the Adam Rucker 50 acres, now Edmond Cooper, and on the South by the Anthony Rucker 25 acre tract;

To Henry Cooper, 16-2/7 acres by running a line East and West from the West line of the Edmond Cooper 16-2/7 acres and parallel to South line of said Anthony Rucker 25 acre tract, being the North line of Anthony Rucker tract to the Bernard River;

To B. F. Cooper, 16-2/7 acres lying North of the 16-2/7 acres awarded to Henry Cooper by beginning at the point in the West line of the Edmond Cooper tract and thence running West and parallel to the North line of the Henry Cooper tract to the Bernard River;

To Ida Cooper Abner, 1-2/7 acres to begin in the North line of the 55 acre

tract at the Northwest corner of the 16-2/7 acres awarded to Edmond Cooper and running thence South along his West line to the Northeast corner of the tract herein conveyed to B. F. Cooper and thence West such a distance to a point that a line drawn from thence North and parallel to the West line of said Edmond Cooper tract to point in the North line of the said 55 acre tract and from such point to place of beginning so as to contain 1-2/7 acres;

To Isaiah Cooper 4-6/7 acres of land beginning at a stake for corner on public road from Black's Ferry to the Town of Brazoria, thence Easterly along said road to the Northwest corner of a 1-2/7 acres awarded to Ida Cooper Abner, thence along her West line to point in North line of the tract awarded to B. F. Cooper, thence along the North line of the B. F. Cooper tract to his Northwest corner and thence Northeasterly to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Edmond Cooper, Jr., Henry Cooper, B. F. Cooper, Isaiah Cooper and Ida Cooper Abner, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Edmond Cooper, Jr., Henry Cooper, B. F. Cooper, Isaiah Cooper and Ida Cooper Abner, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS OUR HANDS, this the 25 day of August, 1944.

Annie Cooper Robinson.
 Caleb Robinson
 Margaret Cooper Lane
 John Lane

THE STATE OF TEXAS)
 COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared Caleb Robinson and wife, Annie Cooper Robinson, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Annie Cooper Robinson, wife of said Caleb Robinson, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Annie Cooper Robinson acknowledged said instrument to be her act and deed and declared that she has willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this the 25 day of August, 1944.

(SEAL) J L Main Notary Public in and for Brazoria County, Texas

THE STATE OF TEXAS)
 COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared John Lane and wife, Margaret Cooper Lane, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Margaret Cooper Lane, wife of the said John Lane, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Margaret Cooper Lane, acknowledged said instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office this the 25 day of August, 1944.

(SEAL) J L Main Notary Public in and for Brazoria County, Texas
 Filed For Record at 9:40 o'clock A M Aug 26 1944 J R Monarch Clerk County
 Court, Brazoria County, Texas By Alice Sanders Deputy

- - - O O O - - -

4627

THE STATE OF TEXAS)
 COUNTY OF BRAZORIA)

KNOW ALL MEN BY THESE PRESENTS:

That we, Edmond Cooper, Jr., Annie Cooper Robinson joined pro forma by her husband, Caleb Robinson, Margaret Cooper Lane joined pro forma by her husband, John Lane, all of Brazoria County, Texas, Isaiah Cooper of Brooklyn, New York, Henry Cooper of Bexar County, Texas, and B. F. Cooper of Harrison County, Texas, for and in consideration of the sum of one dollar cash to us in hand paid by Ida Cooper Abner, a widow, and other good and valuable considerations, and for the purpose partitioning the Edmond Cooper and Lucinda Cooper Estates by and between the Edmond Cooper and Lucinda Cooper heirs, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Ida Cooper Abner, a widow of Brazoria County, Texas, the following described tract and parcel of land, to wit:

Being a tract of 15 acres of land in the S. F. Austin 7 1/3 Leagues Grant, Abstract No. 20 in Brazoria County, Texas, said 15 acres being the west portion of a tract known as the Edmond Cooper 50 acres tract and being a part of the Madley Forest Tract located near Black's Ferry, and said 15 acres being more particularly described, as follows:

Beginning at a 1/2" X 48" iron pipe in the south line of the Edmond Cooper tract at the southwest corner of a 44.96 acre tract from which a 6" Pecan marked X bears N. 33 1/4 deg. E. 18.3 feet and an 8" Pecan marked X bears S. 41 1/4 deg. E. 40.6 feet; Thence North, at 16 feet across old fence, in all 988 feet to a 1/2" X 48" iron pipe at the northeast corner of this tract and the northwest corner of the 44.96 acre tract from which a 6" Pecan marked X bears S. 45 1/4 deg. W. 24.9 feet and an 8" Pecan marked X bears S. 25 deg. E. 6.3 feet;

Thence S. 66 deg. 30 min. W. along the old fence 310 feet to a 1/2" X 48" iron pipe set at an angle point in fence from which a 10" pin Oak marked X bears S. 73 3/4 deg. W. 9.4 feet and a 20" Pin Oak marked X bears N. 58 3/4 deg. E. 42.3 feet;

Thence S. 46 deg. 15 min. W. continuing along the old fence, at 1228 feet pass old fence corner, in all 1250 feet to a 1/2" iron pipe at the southwest corner of said Edmond Cooper tract. This corner is located 1220 feet east of a drainage ditch running north.

Thence East 1187.1 feet to the place of beginning and containing 15 acres of land, together with all improvements located thereon.

The 15 acres herein conveyed, together with a 44.96 acre tract conveyed by Ida Cooper Abner et al to Annie Cooper Robinson et al embraces all of the original Edmond Cooper and Lucinda Cooper tract as claimed by the heirs and which land has been fenced, occupied and used by said Cooper heirs for a great many years.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Ida Cooper Abner, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Ida Cooper Abner, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

BEXAR

No. 2021PC02073

In Probate Court
Bexar County, Texas
In Matters Probate

Estate of
FLORENCE LOIS COOPER AKA LOIS COOPER WHITE, Deceased

Letters of Administration

The State of Texas, County of Bexar

I, LUCY ADAME-CLARK, Clerk of the Probate Office of Bexar County, Texas, DO HEREBY CERTIFY, that on the 22nd day of July, 2022, Doris Helene White qualified according to law as INDEPENDENT ADMINISTRATOR of the Estate of FLORENCE LOIS COOPER, DECEASED, and that said appointment is in full force and effect.

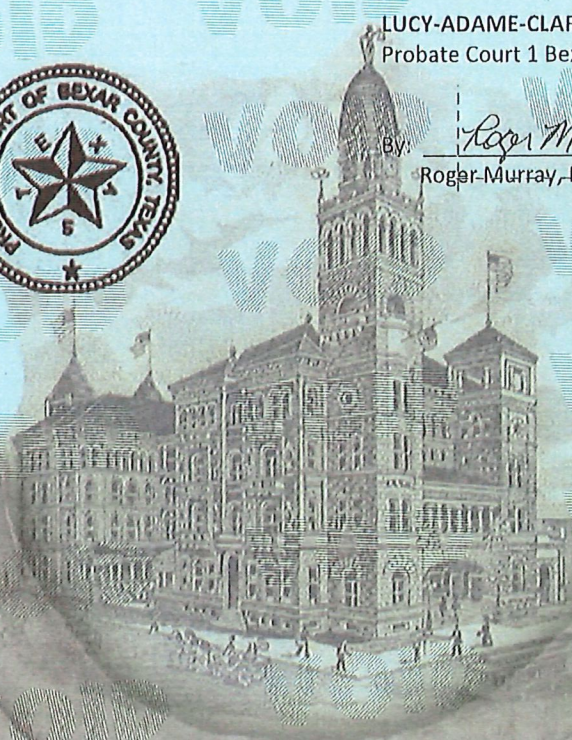
Given under my hand and seal of office, at San Antonio, Texas on this the 3rd day of August, 2022.

LUCY-ADAME-CLARK, CLERK
Probate Court 1 Bexar County, Texas



By:

Roger Murray
Roger Murray, Deputy



IN THE ESTATE OF	§	IN THE PROBATE COURT
	§	
FLORENCE LOIS COOPER A/K/A	§	NO. 1
LOIS COOPER WHITE		
	§	
DECEASED	§	BEXAR COUNTY, TEXAS

Order Granting Letters of Independent Administration

On this day the Court heard the Application for Letters of Independent Administration filed by Doris Helene White ("Applicant") in the Estate of Florence Lois Cooper a/k/a Lois Cooper White, Deceased ("Decedent").


The Court heard the evidence and reviewed the will and the other documents filed herein and finds that the allegations contained in the application are true:

1. that notice and citation have been given in the manner and for the length of time required by law;
2. that Decedent is dead and that four years have not elapsed since the date of Decedent's death on August 12, 2020;
3. that this Court has jurisdiction and venue of Decedent's estate;
4. that Decedent left a holographic will ("Will") dated August 2, 1977, executed with the formalities and solemnities and under the circumstances required by law to make a valid holographic Will and which has been tendered in this cause but the applicant has been unable to locate 2 disinterested persons familiar with decedents handwriting to sign affidavits;
5. that on August 2, 1977, Decedent had attained the age of eighteen years and was of sound mind, and the Will was not revoked by Decedent;
6. that the Application for Probate includes a copy of the Will and not the original Will;
7. that Decedent passed away at the age of ninety-nine (99) years, and Decedent survived most witnesses who could attest to Decedent's handwriting;
8. that the Court cannot admit the Will into probate without authentication of the Decedent's handwriting by a disinterested witness;
9. that an Order authorizing the Letters of Testamentary will create no harm to the only beneficiary of the estate because the intestate outcome is the same as the outcome under the Will if the Will were deemed admissible;
10. that no objection to or contest of the probate of the Will has been filed;

Order Admitting Will
Estate of Florence Lois Cooper a/k/a Lois Cooper White
Page 1

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

SEP 09 2022


 LUCY ADAME-CLARK
 COUNTY CLERK
 BEXAR COUNTY, TEXAS
 BY: *Misty Rea*
 DEPUTY

11. that all the necessary proof required for the probate of the Will has been made; that the Will is entitled to probate;

12. that, in the Will, Decedent named Doris Helene White as the independent executor, to serve without bond, who is duly qualified and not disqualified by law to act as such and to receive letters testamentary;

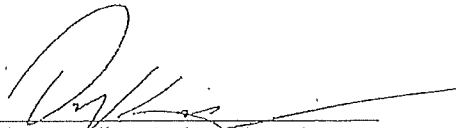
13. that a necessity exists for the administration of this estate;

14. and that no interested person has applied for the appointment of appraisers and none are deemed necessary and appointment of appraisers is waived by the Court.

It is ORDERED that the Will is denied admission to probate but that the court finds that there is a need for administration and that the applicant has submitted sufficient proof for same.


It is ORDERED that no bond or other security is required and that, upon the taking and filing of the oath required by law, letters of independent administration shall be issued to Doris Helene White who is appointed as independent administrator of Decedent's will and estate, and no other action shall be had in this Court other than the return of an inventory, appraisalment, and list of claims or an affidavit in lieu thereof and compliance with Chapter 308 of the Texas Estates Code as required by law.

SIGNED on 7-14-, 2022.

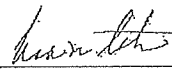


Judge Presiding, Probate Court 1
Bexar County, Texas

FILED
7/15/2022

LUCY ADAME-CLARK
CLERK PROBATE COURT NO. 1
BEXAR COUNTY, TEXAS
BY: 
CLERK

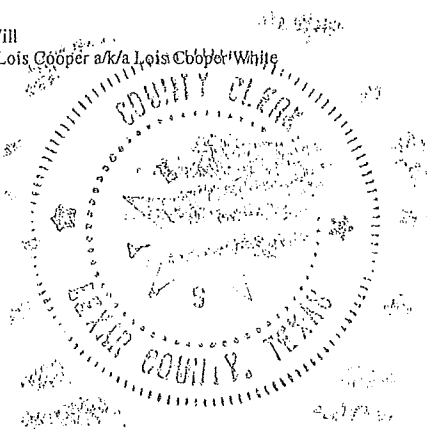
LM TATUM, PLLC

By: 

LISA M. TATUM
Attorney for Applicant
State Bar No.: 00000089


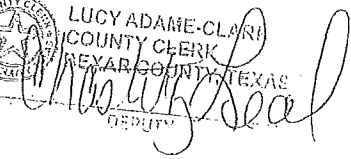
LISA M. TATUM
84 NE Loop 410, Suite 104
San Antonio, TX 78216
(210) 249-2981 Telephone
(888) 552-7139 Facsimile
ltatum@tatum-law.com

Order Admitting Will
Estate of Florence Lois Cooper a/k/a Lois Cooper White
Page 2



STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

SEP 09 2022


LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS
BY: 
DEPUTY

TAX CERTIFICATE



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

979.864.1320
979.388.1320
281.756.1320

Issued To:

WHITE DORIS H
6319 LAKEWOOD PARK
WINDCREST, TX 78239

Legal Description

A0020 S F AUSTIN TRACT 15B (DIV 3)
ACRES 16.29

Fiduciary Number: 31586983

Parcel Address: PAN AM RD

Legal Acres: 16.2900

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Account Number: 0020-0233-000

Print Date: 11/02/2022 04:05:51 PM

Certificate No: 248529400

Paid Date: 11/02/2022

Certificate Fee: \$10.00 CHECK NO. 107

Issue Date: 11/02/2022

Operator ID: LYCRECIA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

COOPER HENRY SR EST
% DORIS HELENE WHITE
6319 LAKEWOOD PARK
WINDCREST, TX 78239

Certified Tax Unit(s):

- 1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
25 COLUMBIA-BRAZORIA ISD
41 PORT FREEPORT
42 BC EMERGENCY SERVICES #2
49 BC EMERGENCY SERVICES #6
59 WEST BRAZORIA DRNGE DIST #11

Table with 2 columns: Description, Amount. Rows include 2022 Value, 2022 Levy, 2022 Levy Balance, Prior Year Levy Balance, Total Levy Due, P&I + Attorney Fee, Total Amount Due.

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: [Signature]

KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320